

HOUSE BILL 3083

By McCord

AN ACT to amend Tennessee Code Annotated, Title 68,
Chapter 111, relative to rented premises unfit for
habitation.

BE IT ENACTED BY THE GENERAL ASSEMBLY OF THE STATE OF TENNESSEE:

SECTION 1. Tennessee Code Annotated, Section 68-111-101(2) is amended by deleting the words and figures "fifty dollars (\$50.00)" and by substituting instead the words and figures "two hundred dollars (\$200)".

SECTION 2. Tennessee Code Annotated, Section 68-111-103 is amended by deleting the section in its entirety and by substituting instead the following:

68-111-103.

Any tenant or third party complainant may file a complaint with the building inspector of the city or county in which the rented premises are located or with the county public health department in which the tenant's rented premises are located, if the premises are, in the opinion of the tenant or complainant and the building inspector or the public health department, in violation of the minimum health standards and consequently unfit for human habitation. The building inspector or representative of the public health department shall inspect the building facility no later than ten (10) days after the filing of the complaint. The complaint shall be in writing, and a copy shall be forwarded by certified mail to the tenant's landlord or agent, who is the owner of the premises. As a condition precedent to the filing of a complaint as provided in this section, the tenant shall have paid all rental sums due and owing. It shall be a condition of this section that no rent shall be paid to anyone except the landlord until the building inspector or a representative of the public health department agrees in writing with the tenant that the premises are unfit for habitation.

SECTION 3. This act shall take effect upon becoming a law, the public welfare requiring it.